

Message Text

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43

ACTION SS-15

INFO OCT-01 EUR-25 ISO-00 SSO-00 DRC-01 RSC-01 /043 W

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P 111330Z SEP 73

FM AMEMBASSY MADRID

TO SECSTATE WASHDC PRIORITY 6631

UNCLAS MADRID 5172

FOR UNDER SECRETARY CASEY

E.O.: 11652: N/A

TAGS: EGEN, SP

SUBJ: REAL MADRID PROJECT

REF : STATE 178319

1. REAL MADRID PROJECT RECEIVED ENTHUSIASTIC APPROVAL OF CLUB MEMBERS AT SEPT 8 MEETING. PLAN CALLS FOR CONSTRUCTION OF NEW 120,000 CAPACITY STADIUM IN SUBURBS NORTH OF MADRID. SITE OF OLD STADIUM TO BE CONVERTED INTO PARK WITH TWO NEW STRUCTURES, TEN STOREY APARTMENT-OFFICE BUILDING AND WHAT WOULD BE THE TALLEST BUILDING IN EUROPE, "THE SILVER TOWER."

2. NEW STADIUM DESIGNED BY SPANISH ARCHITECT FELIX CANDELA AND FEATURES SUSPENDED ROOF OVER STANDS.

3. ZECKENDORF GROUP PROVIDES TOTAL URBAN PLANNING FOR PROJECT ON OLD STADIUM SITE. PEI AND HENRY COBB ARCHITECTS FOR BUILDINGS. PONTE DESIGNED OVERALL PLAN WITH DETAILED NEW AUTO AND METRO ROUTES AND EXTENSIVE UNDERGROUND COMMERCIAL AREAS COMBINED WITH MULTIPLE NEW METRO STATIONS. REAL MADRID APPARENTLY VERY IMPRESSED WITH ZECKENDORF PROJECT IN MONTREAL, VILLA MARIA, AND MADRID PROJECT PATTERNED SOMEWHAT ON VILLA MARIA.

4. REAL MADRID MADE CLEAR THAT CONSTRUCTION, FINANCING, ARCHITECTURE AND OWNERSHIP TO BE IN SPANISH HANDS WITH ZECKENDORF GROUP AS COLLABORATORS.

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5. ELABORATE TRAFFIC ANALYSIS AND PLANS FOR NEW TRAFFIC ROUTES

DESIGNED TO OFFSET CONSIDERABLE OPPOSITION TO PROJECT ON GROUNDS AREA ALREADY TOO CONGESTED. DEVOTING MOST OF OLD STADIUM SITE TO PARKS WITH PLAY AREAS, SWIMMING POOLS, FOUNTAINS, GARDENS, AND OTHER RECREATIONAL FACILITIES, AND ONLY 12 PERCENT TO NEW BUILDINGS, AIMED AT COUNTERING OPPOSITION BASED ON FACT STADIUM GROUNDS ARE IN "GREEN ZONE" AND THUS NOT OPEN TO BUILDING CONSTRUCTION UNLESS ZONING RESTRICTIONS RESCINDED. IN SPITE OF EXTREMELY DETAILED AND CAREFULLY PREPARED PRESENTATION, CONTROVERSY OVER PROJECT WILL PROBABLY DELAY GOVERNMENT APPROVAL FOR SOME TIME. HOWEVER, BEST FORECAST IS PROJECT WILL BE APPROVED EVENTUALLY. ONE FACTOR FAVORING APPROVAL IS CLEAR NEED TO REMOVE STADIUM FROM THIS HEAVILY TRAFFICKED BUSINESS/RESIDENTIAL AREA.

6. HEART OF PROJECT, SEVENTY STOREY "SILVER TOWER" AT 248 METERS WOULD BE TALLEST BUILDING IN EUROPE TOPPED ONLY BY EIFFEL TOWER. UNUSUAL DESIGN COMPOSED OF TRIANGULAR SHAPED SECTIONS AND USE OF REFLECTIVE MATERIALS FOR FACING WILL PRODUCE VERY IMPRESSIVE STRUCTURE HOUSING OFFICES, SHOPS, APARTMENTS AND A HOTEL.

7. FURTHER DETAILS FOLLOW BY AIRGRAM.

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 11 SEP 1973
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1973MADRID05172
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: n/a
From: MADRID
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1973/newtext/t19730943/aaaabflf.tel
Line Count: 83
Locator: TEXT ON-LINE
Office: ACTION SS
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators:
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: STATE 178319
Review Action: RELEASED, APPROVED
Review Authority: smithrj
Review Comment: n/a
Review Content Flags:
Review Date: 17 AUG 2001
Review Event:
Review Exemptions: n/a
Review History: RELEASED <17-Aug-2001 by reddocgw>; APPROVED <06 MAR 2002 by smithrj>
Review Markings:

Declassified/Released
US Department of State
EO Systematic Review
30 JUN 2005

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: REAL MADRID PROJECT
TAGS: EGEN, SP
To: STATE
Type: TE
Markings: Declassified/Released US Department of State EO Systematic Review 30 JUN 2005